

FOR SALE OR LEASE > INDUSTRIAL BUILDING

23220 W. 84th Street

SHAWNEE, KANSAS



PROPERTY FEATURES

- > Total building area: 36,820 SF
- > Office area: 11,805 SF
 - » 1st floor: 6,417 SF
 - » 2nd floor: 5,388 SF
- > Year built/expanded: 1997/1999
- > 2.32 acres
- > Parking: 72 spaces
- > Column spacing: 32'6" x 31'3"
- > Sprinkler system: wet system;
 - » 0.325 gpm over 2,000 SF
- > Clear height: 22'-24'
- > Roof: TPO
- > Electric: 600a/3ph/480v
- > Construction: tilt up concrete
- > Lighting: LED lighting throughout office and warehouse
- > Loading: building designed to accommodate additional loading
 - » 4 dock-high doors (2 with pit levelers)
 - » 1 drive-in door (12' x 14')
- > Truck court replaced in 2020
- > Zoning: PI
- > Location: Perimeter Park in Johnson County, Kansas with easy access to K-7 Highway
- > Taxes: \$81,055
- > Sale price: \$4,000,000
- > Lease rate: \$7.25 PSF net



ED ELDER
+1 816 556 1135
KANSAS CITY, MO
ed.elder@colliers.com

TOM HAVERTY
+1 816 556 1105
KANSAS CITY, MO
tom.haverty@colliers.com

JOHN STAFFORD Sior
+1 816 556 1184
KANSAS CITY, MO
john.stafford@colliers.com

COLLIERS INTERNATIONAL
4520 Main Street, Suite 1000
Kansas City, MO 64111
colliers.com/kansascity



23220 W. 84th Street > Interior Photos

Entry



Reception Area



Office Stairs



2nd Floor Lounge



Open Office



Private Offices with Sidelights



23220 W. 84th Street > Interior Photos

Break Room _____



Conference Room Kitchen _____



Conference Room _____



Restroom _____



Warehouse _____

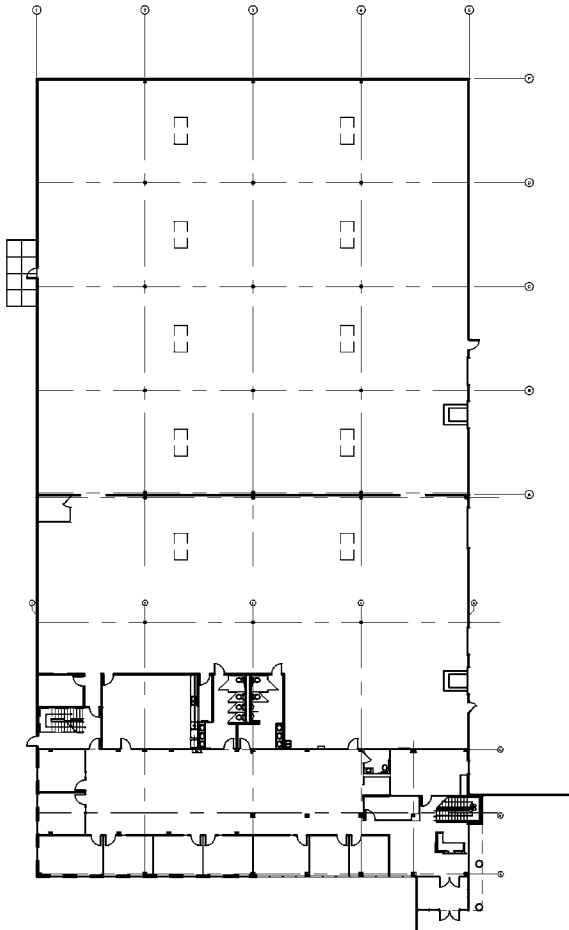


Warehouse Loading _____

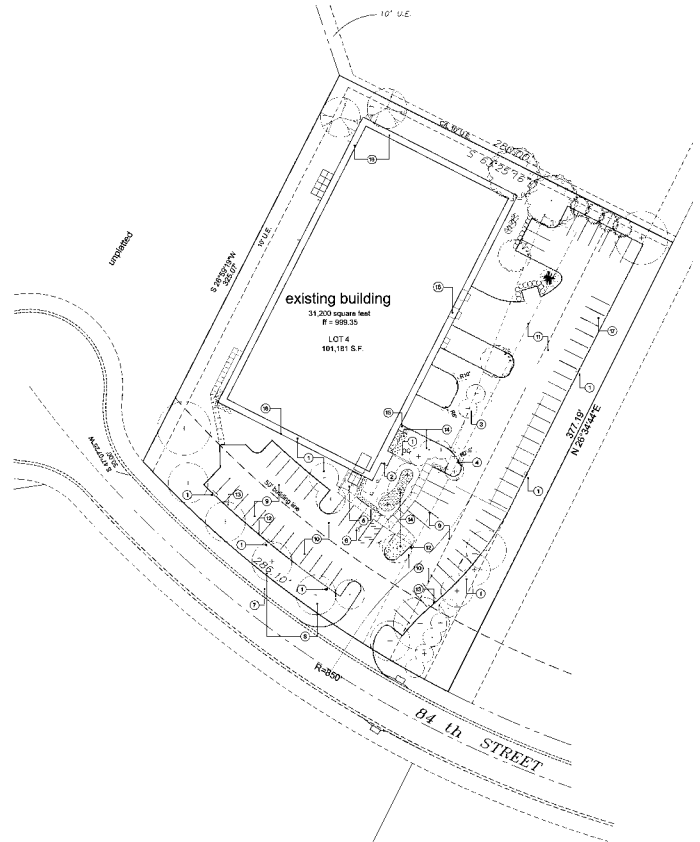


23220 W. 84th Street > Floor & Site Plans

Building Floor Plan



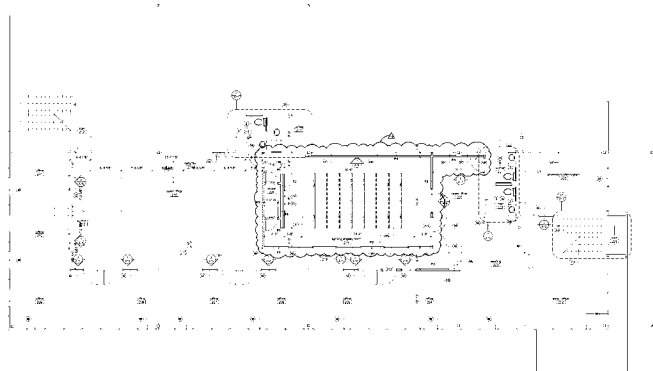
Site Plan



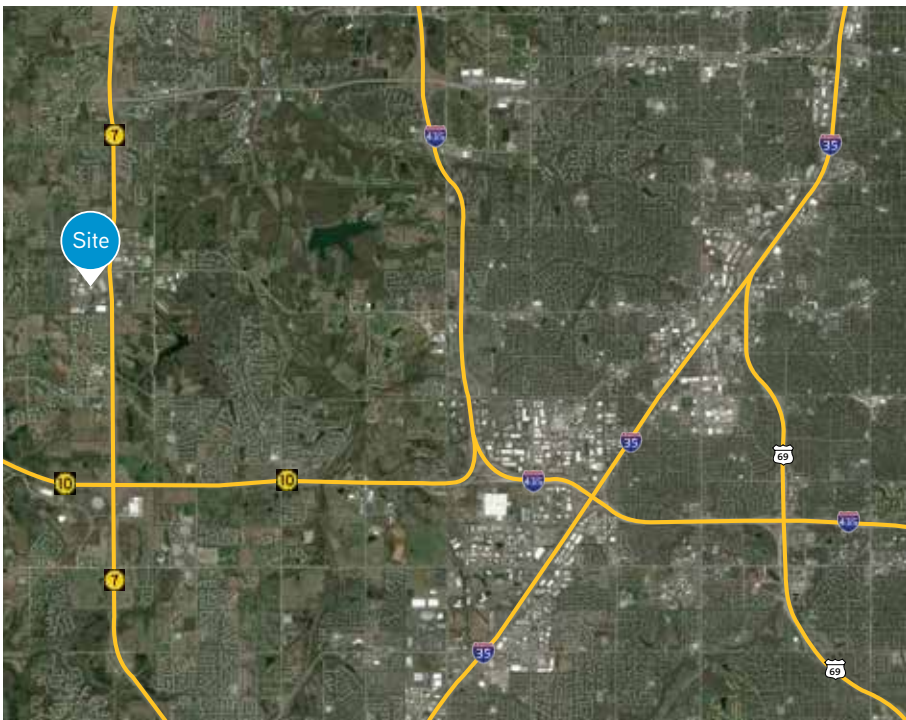
1st Floor Office Plan



2nd Floor Office Plan



23220 W. 84th Street > Aerials

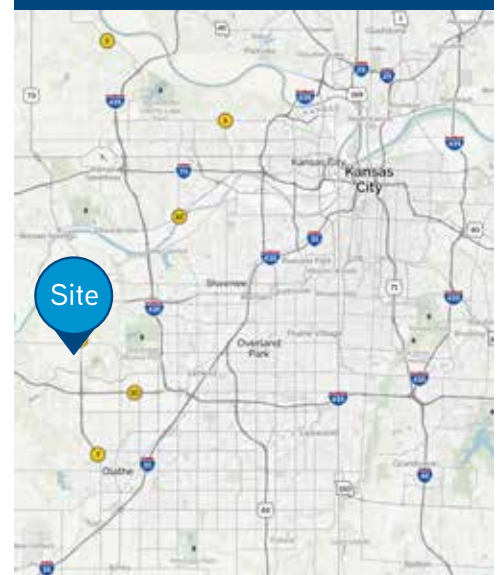


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+1 816 556 1105
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KANSAS CITY, MO
john.stafford@colliers.com

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Kansas City, MO 64111
www.colliers.com



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